



Town of New Windsor

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OFFICE OF THE PLANNING BOARD

WEDNESDAY — OCTOBER 12, 2005 - 7:30 PM
TENTATIVE AGENDA

CALL TO ORDER

ROLL CALL

ANNUAL MOBILE HOME PARK REVIEW:

- a. Walter's Mobile Home Park – Rt. 207
- b. Windsor Hts. Mobile Home Park – Riley Road

REGULAR ITEMS:

- 1. **ROBERT MINARD SUBDIVISION (03-07) SHAW ROAD (JAMES)**
Proposed 4-lot residential subdivision

PUBLIC HEARING continuation:

- 2. **THE GROVE (formerly West Hills) SITE PLAN & SPECIAL PERMIT (05-201)**
STEWART AIRPORT (MASER CONSULTING) Proposed 311 condominium units.

DISCUSSION

ADJOURNMENT

(NEXT MEETING –OCTOBER 26, 2005)

October 12, 2005

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TOWN OF NEW WINDSOR

PLANNING BOARD

OCTOBER 12, 2005

MEMBERS PRESENT: JAMES PETRO, CHAIRMAN
JERRY ARGENIO
THOMAS KARNAVEZOS
ERIC MASON
DANIEL GALLAGHER

ALTERNATES: JOSEPH MINUTA

ALSO PRESENT: MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

MICHAEL BABCOCK
BUILDING INSPECTOR

MYRA MASON
PLANNING BOARD SECRETARY

ABSENT: NEIL SCHLESINGER

MYRA MASON
PLANNING BOARD SECRETARY

REGULAR MEETING

MR. PETRO: I'd like to call to order the October 12, 2005 meeting of the New Windsor Planning Board. Please stand for the pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

October 12, 2005

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ANNUAL_MOBILE_HOME_PARK_REVIEW:

WALTER'S_MOBILE_HOME_PARK

MR. PETRO: We have Walter's Mobile Home Park Route 207, someone here to represent this?

Mr. Alan Dantas appeared before the board for this review.

MR. PETRO: Mike, do you have any outstanding violations or any concerns?

MR. BABCOCK: Yes, somebody has been there and everything is fine.

MR. PETRO: You have a check for \$435 made out to the Town of New Windsor?

MR. DANTAS: Yes.

MR. PETRO: For one year extension, I will entertain a motion to that effect.

MR. ARGENIO: I'll make a motion for one year extension for Walter's Mobile Home Park.

MR. MINUTA: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant one year extension to the Walter's Mobile Home Park on 207. Any further discussion? If not, roll call.

ROLL CALL

MR. MINUTA	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. AREGNIO	AYE

October 12, 2005

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MR. PETRO

AYE

WINDSOR_HEIGHTS_MOBILE_HOME_PARK

Ms. Joan Sassa appeared before the board for this review.

MR. PETRO: Windsor Heights Mobile Home Park, Riley Road. Mike, someone from your department been there?

MR. BABCOCK: Yes.

MR. PETRO: Any outstanding comments?

MR. BABCOCK: Yes, we have, everything is fine there also.

MR. PETRO: Can't find anything wrong? Motion for one year extension.

MR. ARGENIO: So moved.

MR. MINUTA: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant one year extension to the Windsor Heights Mobile Home Park on Riley Road. Any further discussion? If not, roll call.

ROLL CALL

MR. MINUTA	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. AREGNIO	AYE
MR. PETRO	AYE

MR. PETRO: Check for \$130, all set, see you in one year. Thank you.

REGULAR_ITEMS:

ROBERT_MINARD_SUBDIVISION_(03-07)

Mr. Robert James appeared before the board for this proposal.

MR. PETRO: Proposed 4 lot residential subdivision. Application proposes subdivision of 13.5 acre parcel into four single family residential lots with a remainder of lot 44 being conveyed to lot 43.2 as a lot line change. Plan was previously reviewed at the 26 March, 2003, 24 March, 2004 planning board meetings. Property is in R-1 zone district of the Town, required bulk information is correct for the zone and use. The bulk table provided values still require some corrections which needs to be included in the final plans. Submitted sanitary designs are fine, previous private road detail is acceptable as previously corrected and then some procedural items. Why don't you show us what you're doing here and we'll move on.

MR. JAMES: We have a four lot residential subdivision off of Shaw Road with a private road about 800 feet long to access the four lots. It's an existing apple orchard. Each of the lots will have its own individual well and individual sewer system. We have completed the septic design which will be shallow absorption trenches. We have added since we were here last we added some drainage detailing at the site entrance and revised the road profile. I met with Mr. Kroll today and seemed to be satisfied with the entrance details that we prepared and that's about it.

MR. PETRO: Mark, can you find out if we did a negative dec on this or not?

MR. EDSALL: I didn't have a record of one noted. My file indicates that you took lead agency on March 26 and nothing since then.

MR. PETRO: Did we waive public hearing?

MR. EDSALL: No, there was a public hearing held on back in March as well.

MR. PETRO: 911 street numbers, address numbers were issued but you have to put them on the map here, they have to be shown on the map per lot.

MR. JAMES: Sight distances as shown.

MR. PETRO: You said you met with highway today?

MR. JAMES: Yes.

MR. PETRO: We're looking to see if he sent anything over today, if not, we'll have to get to that. Nothing on negative dec?

MR. BABCOCK: No.

MR. PETRO: Applicant will be required to submit a private road completion bond as per the Town's specifications. Do you have a copy of Mark's comments? You probably should take it with you.

MR. EDSALL: Here you go.

MR. PETRO: Draft copy of the private road agreement, okay, what I think we'll do is entertain a motion for negative dec.

MR. ARGENIO: I'll make a motion that we declare a negative dec for the SEQRA process for the Robert Minard subdivision.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board declare a negative dec on the Robert Minard subdivision and lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MINUTA	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. AREGNIO	AYE
MR. PETRO	AYE

MR. PETRO: I think if you take this list that Mark has, clear those few items up, number 1, number 2, we need to have an approval from Highway which I don't have here, I know that you verbally met and there's not a problem but we need to have it on file, take care of these couple of items that appear, 911 street address just implement them on the map and the other ones are self-explanatory. We'll set you up next time, frankly, I think you'll be done at the next meeting. Thank you.

MR. BABCOCK: Is there a name?

MR. JAMES: Minard Lane.

MR. EDSALL: You have to correct the location plan up on the left, still has, looks like it might have the wrong name.

MR. JAMES: That's right.

MR. ARGENIO: Where Mark?

MR. EDSALL: The location map shows the private road as Shaw Lane, they wouldn't approve that because of the conflict with Shaw Road.

MR. JAMES: Thank you.

PUBLIC_HEARING_(CONTINUATION)

THE GROVE

Mr. Andrew Fetherston and Mr. Joseph Dopico, P.E. appeared before the board for this proposal.

MR. PETRO: Proposed 311 condominium units. This meeting is being televised so you'll see it over here, the board will review it first and at such time during the meeting I'll reopen the continuation of the public hearing for further comment on different subjects.

MR. FETHERSTON: Mr. Chairman, preference, we could possibly take you through a brief overview of the project, we have members of K. Hovnanian here and we have Chris Bette is also here from NYIP. At your preference, how would you like to proceed?

MR. PETRO: I didn't want to get real in depth because I want to get back to the continuation of the public hearing so tell us if any changes are on the map at this time from the last meeting.

MR. FETHERSTON: Absolutely no changes have been made to the map since last meeting.

MR. PETRO: Turn it so we can see it. I had requested that you take a look at the entranceway onto North Jackson Avenue and you were going to do some work there, actually locate the road. Has any further progress been made there?

MR. FETHERSTON: We have located a proposed easement in this vicinity right here, that's as far as we've taken that. The grading, there's quite a grade change there, we can't anticipate how that would connect at this time or what would be proposed at North Jackson Avenue. If we had that knowledge, we could certainly work out an engineering connection, physical connection but we

have a legal connection, we're proposing 50 foot right-of-way connecting to the private road.

MR. DOPICO: We're actually going to go wider, might go to 60 foot to give us enough room to grade it out because there will be walls needed on Jackson if it ever did get constructed so we're proposing to provide slightly wider right-of-way to accommodate any walls that might be needed in the future.

MR. PETRO: So you're going to propose a 60 foot right-of-way?

MR. DOPICO: Leaning more towards the 60 foot right of way.

MR. PETRO: Additional parking we were talking about last time did you locate any of those locations?

MR. FETHERSTON: No, we did not add anything, there's been no changes to the plan with it right now presently required is 778 spaces, provided is 963 spaces. We were indicating that we could add some spaces here and there.

MR. DOPICO: We did take a look at it and we can accommodate additional spaces between the units and we will do that.

MR. PETRO: Okay, any of the board members have any questions at this time? We've seen it so many times. Okay, well, I talked to First Columbia at length today as you probably know our concern was the between the number of units, 311 units, the board has conferred and we have really made a decision that if you look at the EIS which was adopted on August 27 of 2003, the Findings Statement it clearly shows 275 multi-family units, it mentions it four times, 275 multi-family units. We think as a board that it would be wise and prudent to stick with that number so we're going to ask

you at this time to revise that plan and make 311 become 275. We're not going to entertain 276. So I know I already spoke to First Columbia directly, I guess you're already aware of it, I know that you can do that. It's not a major problem to eliminate 36 units. It would also I think free up some space possibly to give the extra parking that I was looking for and really that's it. There's nothing else really to talk about and you're willing to do that and prepared to do that?

MR. FETHERSTON: Yes, we are.

MR. PETRO: So 311 is going to be 275 units?

MR. FETHERSTON: 275 units, yes.

MR. PETRO: Not 276, we understand that?

MR. FETHERSTON: Correct, yes.

MR. PETRO: Okay, now, tell me just briefly unless you want me to ask someone else during the presentation or after the public hearing how would you accomplish that, are you going to remove a building at a certain point, are you going to remove some units in different buildings? You must of given it some thought.

MR. FETHERSTON: Yeah, we have considered it, of course we're going to confer with K. Hovnanian, what their preference is. We do believe some of the stacked units which are one family living above another some of those may be removed thereby leaving some of the building arrangements as it is, presently, we don't anticipate roads being removed or possibly shortened but certainly not removed, it will be a minor change to the overall layout which we can facilitate, it will help us with the grading.

MR. DOPICO: And the parking.

MR. FETHERSTON: And the parking as well.

MR. PETRO: And the garbage enclosures, we don't allow garbage pails.

MR. DOPICO: We'd look at that too, we're going to have more located in this area where they're located now.

MR. FETHERSTON: Nothing firm yet.

MR. PETRO: Okay but it's not a problem. Okay, what we're going to do is this is a continuation of the public hearing which was advertised I believe in August, what we'll do is just going to reopen it to the public for further comment. I'm going to pick on a hand if I see a hand for comment, come forward, state your name and address.

MR. EDSALL: Jim, just may want to state for the record again that this is not only a public hearing for the site plan but this is a special permit use and this is also the public hearing for the special permit use.

MR. PETRO: Running simultaneously together.

MR. EDSALL: So just the record is clear.

MR. PETRO: That's not a problem. I had mentioned that actually this is really a third public hearing because I had a meeting in August where I allowed everybody to speak and we did have quite a few speakers then we had the actual public hearing where again we had plenty of speakers that ran 2 1/2 hours and we've gone over a number of the subjects a number of times, so please try to limit your subject matter to something that we have not already gone over, if there's something new that that's come to light and you want to discuss it, we're here to listen, obviously, I've already made clear that they've made a change in the plan, a drastic change

already tonight. If you have any other concerns or something that we're unaware of, please come forward and state your concern at this time. I will open up the public hearing now, turn that plan to the audience.

MR. BETTE: Chris Bette with First Columbia. To reiterate what Mark said, this is a public hearing continuation of the site plan and a public hearing for the special use permit for this project, we did go and re-notice this through the paper I think October 1st that was published and we noticed both these just to give the public a little bit more notice that we were having this hearing.

MR. PETRO: Thank you. Are there any hands?

MR. BRAUN: Mr. Braun (phonetic), New Windsor. You already answered the question about five minutes ago in reference to the 311, 275, okay. The other question I was thinking of asking, okay, is is your basement or cellar in those complexes for storage? Reason is if there's a basement, how do they propose to have their cars garaged?

MR. PETRO: Can you, can someone, can K. Hovnanian answer that?

MR. FETHERSTON: Actually, the basement does not continue underneath the garage. There's a full basement proposed in the units. The garage is on a slab in the walk-out basement that's in the walk-out basement units or in the basements that are very sloped down in the rear in the garage under units, the garage pulls in, you're actually in the basement unit with your garage, you walk up to the first floor.

MR. BRAUN: So a lot of people okay who have a basement with a garage are going to want it for storage, most cases, everything else, in my case, I can't have my garage, I have no basement.

MR. FETHERSTON: They're all proposed with basements and garages.

MR. BRAUN: And garages?

MR. FETHERSTON: Yes.

MR. PETRO: Nobody else? Yes?

MS. NEWLANDER: Diane Newlander, 4 Lannis Avenue, New Windsor.

MR. PETRO: Come forward please.

MS. NEWLANDER: There are two issues that I would like to address. The first is on page 15 of the FEIS, it states it's likely that the I84 connector road will be built. If the approved I84 connector is never built and this is a quote from the Final Environmental Impact Statement the traffic impacts associated with the redevelopment plan and supposedly the redevelopment plan itself will have to be revisited. Traffic volumes and distributions coming to and within New York International Plaza I'm saying that because that's what what was in here, I'm quoting from that and therefore impacts would likely be different than analyzed. On page 14 of the Findings Statement, it says primary access to New York International Plaza will be from I84 via the Stewart Airport access Improvement Project, the Drury Lane connector, with secondary access to be from New York State Route 207 via Breunig Road and Hudson Valley Avenue. And since no permit for the Drury Lane connector has yet been issued I feel a new traffic study must be done before approval can be given to this project. The other issue I would like to address is the sale of the 50 acres. I have compared the rent schedule post sale with the original rent schedule for the First Columbia site and discovered that the Town of New Windsor will lose \$16,621,732 in rent payments over

the course of the remaining years of the lease. The five or six million dollars the Town would receive from the sale is significantly lower than the rental payments contained in the original executed lease resulting in the loss of about 11 million dollars during the lease period.

MR. PETRO: That's not true, I'll tell you why. Did you think about, well, I'm going to address that particular, it's, otherwise, I'll lose my, you can go back to it though, you're getting today's dollars, in other words, you're going to get money today now as simple interest just simple interest it doubles every eight years, so doubles six million dollars every eight years over 99 years. I don't think you're right. Now you can continue.

MS. NEWLANDER: I feel I am right.

MR. PETRO: I told you that's impossible, you just do what I just said.

MS. NEWLANDER: This money wisely invested could happen, however, there is no guarantee that money is going to be invested.

MR. PETRO: Just talking simple interest, there's no investment, just put it in a CD.

MS. NEWLANDER: But the other alternative is spending it which has been spoken of. This is a significant loss in rent revenue which the Town can ill afford. As for taxes from the assessed values of the individual 311 condos, it's well-known that taxes on residential housing never cover the infrastructure costs they incur. And since the stated intent for the use of the Stewart Airport land is economic development commercial development should be the first priority for the use of this land, not the building and sale of residential housing to be sold on the open market. In summation of

this issue, the Town of New Windsor should not sell this property thereby retaining the payment schedule contained in the original lease agreement. I will give you this.

MR. PETRO: Thank you. Another hand?

MR. ALVA: John Alva, Mt. Airy Road, New Windsor. Can you hear me?

MR. PETRO: I hear you.

MR. ALVA: The rules of 7.2 in accounting is that every 7.2 years your money would double at 10% and the opposite it's not actually 8 percent so if you have 7.2 percent it would take ten years for your money to double at 7.2 percent, it has nothing to do--

MR. PETRO: I figured 8 percent will be eight years.

MR. ALVA: Eight percent, yeah.

MR. PETRO: But over 99 years, it would not be even in the same world.

MR. ALVA: Kind of giving you--

MR. PETRO: Different subject?

MS. SHORING: Maureen Shoring (phonetic), 4 Oxford Road, New Windsor. I'm confused because I read a lot about this and I have come to the meetings. What's the special permit use? Could you explain that?

MR. EDSALL: Going ahead, Mark.

MR. EDSALL: In the Town Zoning Code uses are either rights uses permitted by the zone or there are uses which are special permit uses which in the code there are certain standards that the application would have

to meet. This happens to be for the AP1 zone a special permit use which is just a different classification of a use allowed in the zone.

MR. ARGENIO: Mark, is that similar analogy as to what we did tonight with the trailer parks?

MR. EDSALL: Exactly, trailer parks, mobile home parks are special use permit uses in the zones, so it's just it's the same procedure as far as reviewing and approving a use within a zone but it's a different classification on the bulk table.

MR. ARGENIO: Is that something that we would be reviewing just like the annually just like the mobile home parks?

MR. EDSALL: Not normally, rarely do you have time, renewal periods on most uses, mobile home parks, are conventionally annual reviews.

MR. ARGENIO: Okay.

MR. PETRO: Anything else, ma'am?

MS. SHORING: No, that's all right now. Thank you.

MR. PETRO: I'm going to close the public hearing if nobody's speaking. No 25 minutes now, please.

MR. MARTINSON: No, we're quick, I just wanted to get up here real quick, Russ Martinson. I have been up here two times before and some questions have come out, some statements have been made and I wanted to kind of just quickly touch base and say last time I was up here, all right, a statement was made about me twisting words and I don't twist words. I base my statements on facts, I do research and I tell where my research comes from when I make statements. I considered myself to be straightening out some facts and making things known to

the public that were proper such as we do have a large inventory of homes available on the real estate market in this price range and things such as that, okay, I'm not going to go through them all, all right, I'm not a politician, I'm just a guy with a big mouth, very big sometimes, all right, and I don't appreciate those types of things when I sat up here and based my comments on facts. I have places that you can go to check my facts such as when and the last thing was when Mr. Schlesinger had mentioned that this school district needs a building project, there's a list of 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 building projects that the school district has done in the recent years, all right, and he just sat there and said this school district hasn't done anything, they need to do it. All right, so I just wanted it to be known that I did not twist anybody's words. I have straightened them out. Okay?

MR. PETRO: Thank you. Motion to close the meeting. All right, raise your hand.

MR. WILLIAMS: Obviously, we'll be speaking against the project but I wonder if there's any regular citizens here who want to speak for the project, people that actually live in New Windsor, maybe I'd like to give them an opportunity to speak before me. Nobody here for this?

MR. PETRO: You don't live in New Windsor?

MR. WILLIAMS: I have a statement if I may approach the bench.

MR. PETRO: I know that you had a big rally against the project where 20 people including children showed up that was in The Record, I'm quoting from The Record so I guess they had a chance to speak or show up.

MR. WILLIAMS: More would have come but there was a lot of traffic out there.

MR. PETRO: I got by three times, I didn't have a problem but go ahead with your statement.

MR. WILLIAMS: Should of stopped. I'll give you the cliff notes version of this. Concerned Citizens feel that the project is not consistent with the intent stated in the performance and development standards.

MR. ARGENIO: Just one thing quickly, the Concerned Citizens, is that your group?

MR. WILLIAMS: We're a grass roots citizen group, everybody in New Windsor believe it or not we're not partisan, members of both parties were there, I think we're a good cross-section of the community, been a little bit active in the community lately for a lot of reasons we feel we represent a decent cross-section. Concerned Citizens also feel that there was a misrepresentation on the type of housing that's proposed, details are in the paragraph following that. And on the approval for the new zoning district AP1 I'd like to point out that the approval was given unanimously by the Town Board at the public hearing. For this we feel it's grossly inadequate and highly misleading, we'd like you to revisit that if you could and like to have the zoning change notification sent out again to the public before you take action on this. Kirk Williams, 394 Riley Road.

MR. ARGENIO: Seeing as there's no hands raised, I make a motion we close the public hearing at this time.

MR. MASON: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board close the public hearing for the Grove condo project. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MINUTA	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. AREGNIO	AYE
MR. PETRO	AYE

MR. PETRO: At this time I'll reopen it back up to the board for further comment. Do you want to make any other, bring that back to here so we can see it, do you want to make any other presentations tonight at this time? We've talked a little bit at the beginning that we're going to reduce it from 311 to 275, you're in agreement with that?

MR. FETHERSTON: Yes.

MR. PETRO: That would certainly go out in every direction for people concerned with the traffic, children and any other concerns. Of course it's not zero as many people would like it but it's still a move in the right direction. Now back to the project, we want to talk at all about the project or any other information? I know that you're headed towards the Department of Health?

MR. FETHERSTON: Yes.

MR. PETRO: Have you made any progress there?

MR. FETHERSTON: We have scheduled a meeting with the Town engineer, we're going to sit with him, go through the comments and we hope to get to the Orange County Board of Health very shortly. As I said, we do have members of the K. Hovnanian here if the board has any interest in hearing about the company itself or about the products that they plan to propose here, I have nothing further really.

MR. ARGENIO: This has been a fairly to put in mildly a high profile project in the Town of New Windsor and we've heard from the gentleman from K. Hovnanian at least four or five times, I don't have any specific questions at this time but I think some of the things that Mr. Petro brought up earlier I think they need to be incorporated into the plan. I think also unlike other applications that have been in front of this board I think it was important that you didn't change the plan between then and now because for the public to see a moving target is not fair to them and we've had that happen here before and we've shut the applicant down because it's not the right thing to do. You can't display a moving target, that's what's been displayed for the past got to be six weeks eight weeks, I think that's important. I didn't have anything, Jim, I think that it's been exhausted.

MR. PETRO: Mr. Mason, do you have anything else that you'd like to look at?

MR. MASON: No, I think we've seen enough, Mr. Chairman. At some point, I think we're going to want to come up with their plan for the common areas of when it gets to that point regarding of all the problems we've had in other projects but other than that, looks good.

MR. PETRO: Before I get to you, Tom, I want to bring up the landscaping, there's entranceways in two locations, two main entranceways, however you're planning on treating or actually three if you want to count the other side.

MR. FETHERSTON: We were counting these as two main entranceways, we actually do have landscaped plans with signage, we do have those prepared, we'll be providing those to the Town, to your board.

MR. PETRO: The landscaping plan is not--

MR. FETHERSTON: Yes.

MR. PETRO: It's not completed at this time?

MR. FETHERSTON: It is completed at this time, we have submitted, I have the set here, I have nine complete sets of plans.

MR. ARGENIO: Is it fair to say that this landscaping is a rendering and not exactly where things are going to go?

MR. FETHERSTON: That's correct.

MR. ARGENIO: Okay.

MR. FETHERSTON: This is the common area, this is a colored up version of the common area plan, we supplemented this plan by taking each of the three different styles of units and doing two landscaping plans for each of those three styles to show the alternate plans, we did a common, we did an entrance plan for the two main entrances, we did another landscaping plan for the clubhouse, pool and the tennis court, amenities area, those are the landscaping plans to be provided.

MR. PETRO: I took a ride with the Town attorney, we went over to the Jehovah Witness new building in the Town of Newburgh and in the front of it it's just amazing to me, brick and wrought iron railings and gated, it's actually gated, just absolutely beautiful, the whole thing is just outstanding and, you know, we said boy, that would look nice to have something along that line. I realize it's a great expense to it but we don't always consider money, that's your problem here, so it's just whether or not it looks like, and that's what we need to have something nice at the two main entranceways, I'm not saying it needs to be wrought

iron with the pillars. If you ever get a chance to ride by there, that was really an outstanding job.

MR. FETHERSTON: I'll photograph it and provide it to the client.

MR. PETRO: Yes, it's just something that's a little more grandiose than just putting in some junipers, not saying that that's what we really want, okay. Tom, do you have anything else?

MR. KARNAVEZOS: No, I don't.

MR. MINUTA: Nothing. I would like to at the board's request take a look at the accessway, I don't have a full clarity on that.

MR. ARGENIO: Which are you talking about?

MR. MINUTA: One on Jackson Avenue.

MR. BABCOCK: It's actually not there, it's just a right-of-way for it to be there some day.

MR. EDSALL: I think we're going to need to deal with it on a grading basis so we don't have the same situation with Washington Green with where we had an unusable right-of-way, so we have to make sure the final grading plans address the manner in which that will be utilized.

MR. PETRO: The idea behind that now for people who don't know North Jackson Avenue which runs from 207 north the Town of New Windsor owns to the center of the road, we own to the center half of the road, we tried unsuccessfully for I would say six or seven years that I know of that I've been involved with it to try to get the balance of it from the state and there tomorrows are in years and things move very slow but the reason we're putting that in is for another access some day if

we do receive the other half of that road would be just such an ideal access point.

MR. DOPICO: We'll work with Mark and McGoey to make sure it's a viable access.

MR. MINUTA: Thank you.

MR. PETRO: Okay, we're not taking any action tonight, so thank you. Motion to adjourn?

MR. MINUTA: So moved.

MR. ARGENIO: Second it.

ROLL CALL

MR. MINUTA	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. AREGNIO	AYE
MR. PETRO	AYE

Respectfully Submitted By:

Frances Roth
Stenographer